




Raymond Potterton Auctioneers are delighted to present this outstanding detached residence situated in the centre of the quaint but thriving village of Carlanstown, just three miles from Kells with easy access to the M3 Motorway.

44 Curragh Park Kells Co. Meath A82 W8N7

 1750.00 sq ft

 4 Bedrooms

 3 Bathrooms

INTRODUCTION

This detached property offers the ultimate in spacious family living on a large site and been on a quiet cul de sac of 6 houses with commanding uninterrupted views over a picturesque forest & equestrian cross country course

On entering the property it is immediately evident that no stone has been left unturned in the décor of this family home.

Elegant and luxurious living accommodation of c. 1750sq ft. over two floors comprises of; - entrance hallway, lounge, study, large open plan kitchen/dining room, utility room, guest wc, four bright and spacious bedrooms master ensuite, and family bathroom.

The property also features a fully landscaped front & rear garden and cobble lock driveway complemented by a surrounding brick wall.

No. 44 comes to the market in turnkey condition throughout having been meticulously maintained by its current owner and boasts an endless list of additional features including, tasteful décor and a stunning open plan kitchen.

The property is ideally located just a couple of minutes from the heritage town of Kells which is serviced by a whole host of local amenities including, shops restaurants schools, excellent fishing and the famous Head fort golf course providing two of the best parkland golf courses in Ireland. The property is also within easy reach of Dublin via the M3 motorway and journey times to M50 is approximately a 30-minute drive.

The property has been finished to a high standard over the past few years with lots of upgraded fixtures and fittings and fully landscaped gardens with feature maintenance free patio area.





FIXTURES & FITTINGS

All flooring, light fittings, curtains, blinds, oven, hob & garden shed are included in the sale.

ACCOMMODATION

Entrance Hall

With feature front door side glass panels
Wood flooring, phone point, recessed lighting.

Sitting Room

With attractive cream marble fireplace and hearth. Bay Window, carpet to foot, tv point.

Reception

With wooden floors, Recess lighting and curtains

Kitchen / Dining Room

With tiled flooring, partially tiled walls, attractive range of wall and floor kitchen units, built in oven and hob. Recessed lighting in the ceiling and PVC double glazed french doors leading out to the rear garden.

Utility

With built in wall and floor units, plumbed for washing machine & dryer.

W.C.

With w.c. and w.h.b. Tiled flooring.

Bedroom 1

With wooden flooring. Built in wardrobes and T.V. point.

Ensuite

With tiled floor and partially tiled walls, w.c., w.h.b. with vanity unit and multi jet shower unit.

Bedroom 2

With wooden flooring and built in wardrobe.

Bedroom 3

With wooden flooring and built in wardrobe.

Bedroom 4

With wooden flooring and built in wardrobe.

Bathroom

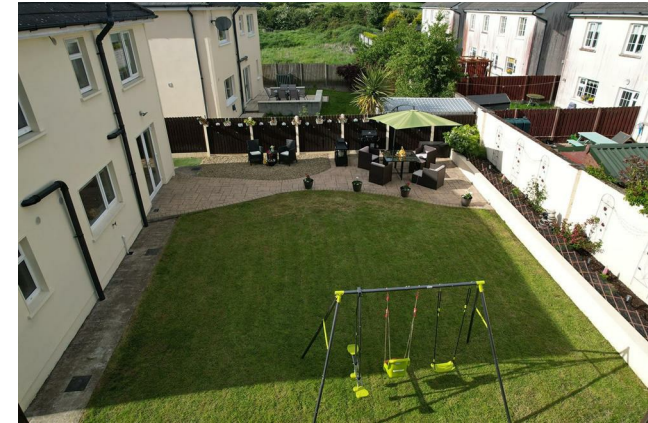
With tiled flooring, w.c., w.h.b. and bath and separate shower.

FEATURES

- Maintenance free exterior
- Feature full length front window to front
- Brick piers & cobble lock driveway
- Large landscaped gardens with patio
- Garden Shed
- Cobblelock drive way
- Private location
- Large detached family home
- Oil fired central heating
- Gated side entrance
- Stunning Uninterrupted views to front overlooking forest and river

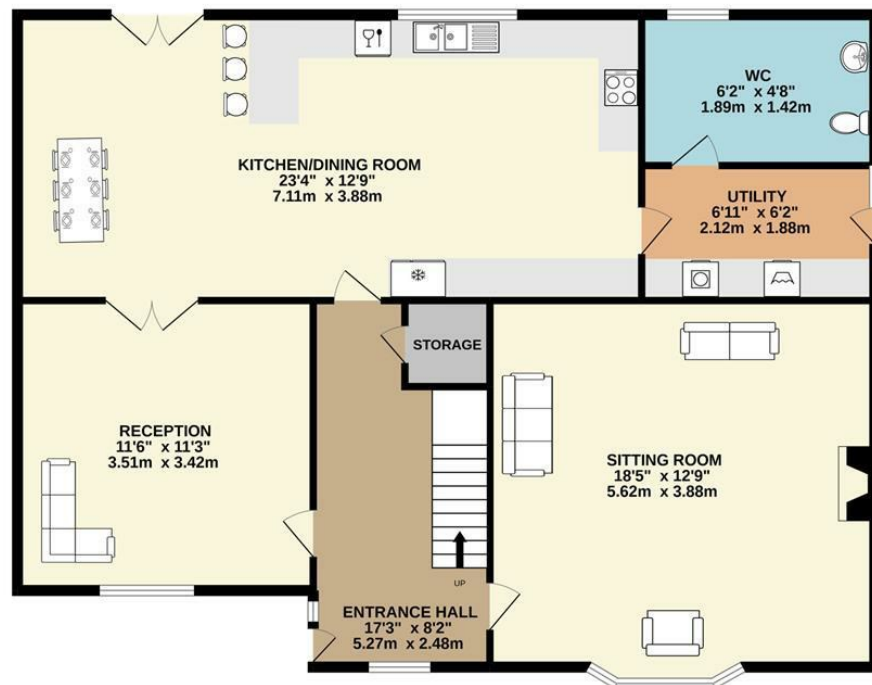
DIRECTIONS

From Kells town centre, take the N52 signposted for Ardee and dundalk. In the centre of Carlanstown Village, turn into the left into Curragh Park. Go straight on down and around the corner, taking the first left after the corner, the house is the fifth on the right hand side and is identified by For Sale sign.

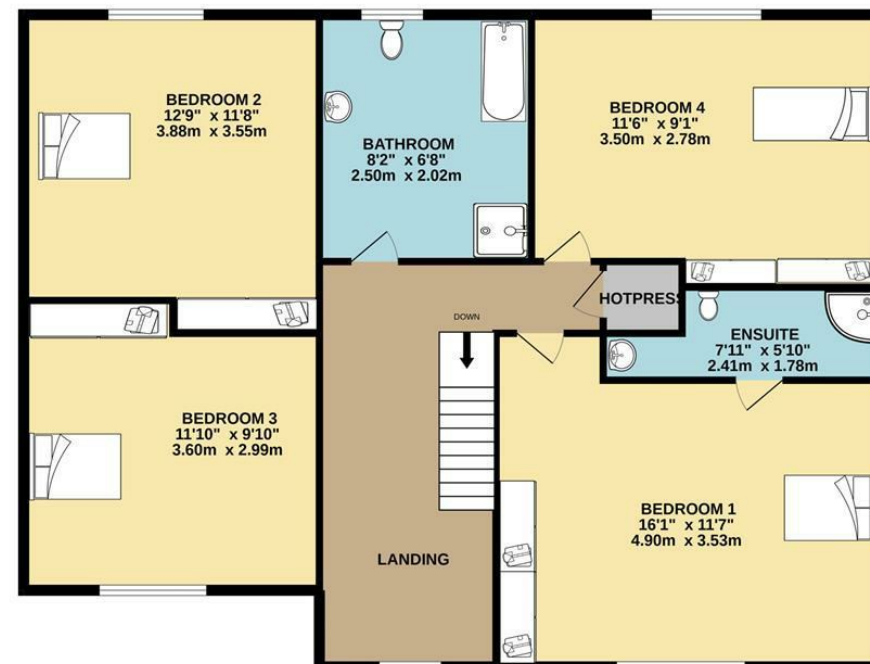


FLOOR PLAN

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1750sq.ft. (162.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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